

park in Huachuca City, two industrial parks in Sierra Vista, and one industrial park in Willcox (Arizona Department of Commerce, 2008).

This Focus Area also includes aviation uses such as the Sierra Vista Municipal Airport, Tombstone Municipal Airport, and the Cochise County Airport (Arizona Department of Commerce, 2008). Detailed information about aviation is in Section 2.2.7.

### **2.3.2 Future Land Use**

This section describes future land use based on existing land use patterns, county and city/town comprehensive plans, zoning maps, input obtained during stakeholder meetings, and other data where available, see Figure X. Some information in this section is based on comprehensive plan maps which are intended to set a general framework for development rather than establish a guide, and are not considered to be regulatory. Data regarding future land use are limited due to the uncertainty associated with future development, changing land ownership, and lack of accessible information.

The following summarizes generally foreseeable future growth character and identifies activity centers (cities or towns in most cases) within each of the three focus areas. Land development has historically followed highways, and future residential and commercial development within the focus areas would be expected to follow this same trend. Many planned developments would likely occur near existing activity centers, perhaps within unincorporated county jurisdiction, where State Trust Lands are sold to private interests, or where BLM land exchanges may occur.

#### **Mogollon Rim Focus Area**

The Mogollon Rim Focus Area includes portions of Apache, Gila, and Navajo Counties. The major cities and towns (activity centers) within the area include Eager, Heber/Overgaard, Payson, Pinetop-Lakeside, Show Low, Snowflake, Springerville, St. Johns. The area also includes lands of the White Mountain Apache and Zuni Tribes, and the Apache-Sitgreaves and Tonto National Forests.

While all three of the counties within this focus area have comprehensive plans, only Apache and Navajo counties have documentation regarding future land use, which are recorded on "character area" maps under generalized categories.

Future activity centers include the cities and towns listed above. No planned developments greater than 1,000 acres have been identified within this focus area. Future residential areas would likely be located near or adjacent to existing activity centers, along major highways and at major highway intersections. Per the Navajo and Apache County Character Area maps, large areas between Snowflake and Holbrook, and Springerville and St. Johns, would include a range of residential densities (referred to as Community Village and Rural Edge), likely combined with commercial development in core areas.

Future open space would likely remain stable or slightly increase or decrease in select areas due to national park expansion, residential and related development over time. Future commercial/office/employment and industrial areas would generally be located near activity centers and highways and would likely be associated with newly developed residential areas.

Future growth initiatives as they affect future land use in this focus area include an increase in residential areas near the major activity centers and increased commercial development

to support the residential growth, and an increase in open space due to a potential 125,000 acre expansion of the Petrified Forest National Park.

### **Copper Country Focus Area**

The Copper Country Focus Area includes the entire Graham and Greenlee Counties, and portions of Gila, Navajo and Pinal Counties. Major cities and towns (activity centers) within the area include Clifton, Duncan, Pima, Safford and Thatcher. The area also includes the San Carlos Apache Tribe and the Apache/Sitgreaves National Forest. All counties within this focus area, with the exception of Pinal, have comprehensive plans; however, minimal future land use map data are available.

Future residential areas would likely be located near the existing activity centers and along Highway 70 between the towns of Pima, Thatcher and Safford, where future commercial/office/employment, and possibly industrial areas would also locate. No planned developments greater than 1,000 acres have been identified within this focus area. Since most of this focus area consists of Tribal lands, National Forest and wilderness areas, future open space would likely remain similar to the existing conditions. Future industrial uses would include the existing Morenci and Safford copper mines, and their possible expansion.

Future growth initiatives as they affect future land use in this focus area include increased commercial and residential development along the US 70 corridor between the towns of Pima, Thatcher and Safford.

### **Cochise-Santa Cruz Focus Area**

The Santa Cruz Focus Area includes the entirety of Cochise and Santa Cruz Counties. Major cities and towns (activity centers) within the area include Benson, Bisbee, Douglas, Huachuca City, Naco, Nogales, Patagonia, Sierra Vista, Tombstone, Willcox, and also includes the Coronado National Forest. No Tribal lands were identified within this focus area. Both counties within this focus area have comprehensive plans; however, limited data are available regarding specific development projects.

Per the Cochise County zoning plan, areas of particular growth potential appear to be Benson and Sierra Vista, the latter being near the Ft. Huachuca military installation. In addition to existing activity centers, future activity centers may include Bowie and San Simon. As mentioned during stakeholder meetings, Santa Cruz County is becoming a bedroom community for Tucson. Future residential areas and commercial, office, and employment would be located near or adjacent to existing activity centers, along major highways and at major highway intersections within both counties.

Future open space would likely remain the same, as ample space exists for development to occur on State Trust and private lands. One planned development greater than 1,000 acres has been identified within this focus area, see Table 2-5. Future industrial areas may include expansion of sand and gravel operations along the Babocomari River and mining operations at the Johnson Camp mine northwest of Benson.

Future growth initiatives as they affect future land use in this focus area include increased residential and commercial development near Benson and Sierra Vista, growth potential along I-19, and between Willcox and Douglas along US 191.

## Master-Planned Communities

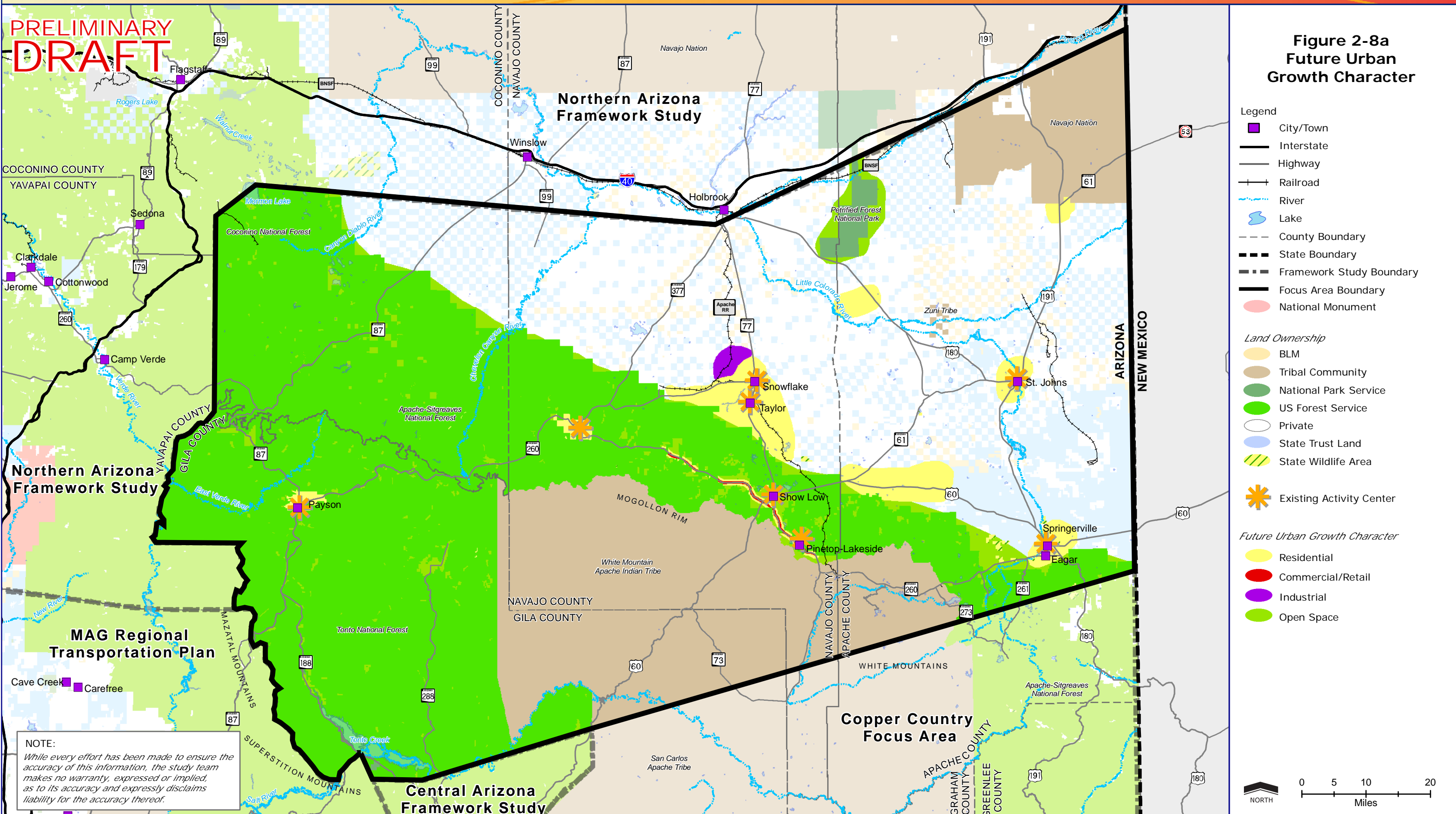
Limited data are available for master planned developments. Identified planned developments of 1,000 acres or greater are listed in Table 2-5.

**Table 2.5 Major Master-Planned Communities and  
 Other Planned Developments**

Name	Status	Total Acres	Total Dwelling Units	Commercial/ Employment Acres
<b><i>Cochise</i></b>				
Tribute	Approved 2006	1,916	7,000	Approximately 175

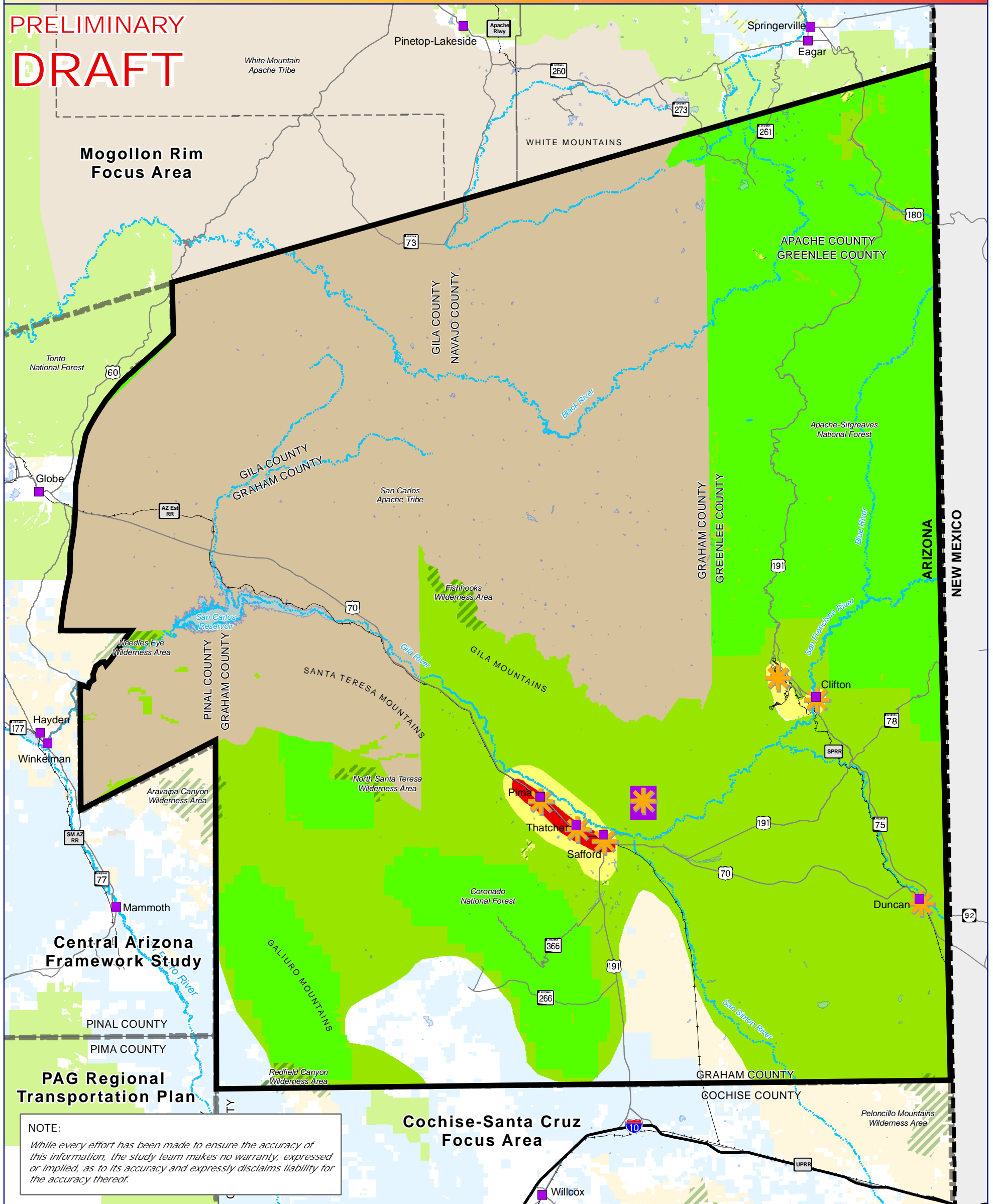


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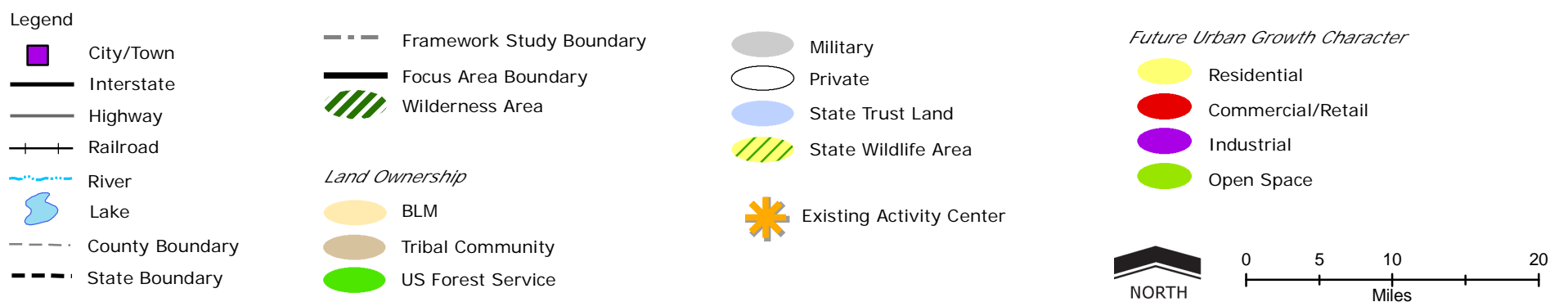




**PRELIMINARY  
DRAFT**



**Figure 2-8b Future Urban Growth Character**





# Regional Framework Study: Eastern Arizona, Cochise-Santa Cruz Focus Area

